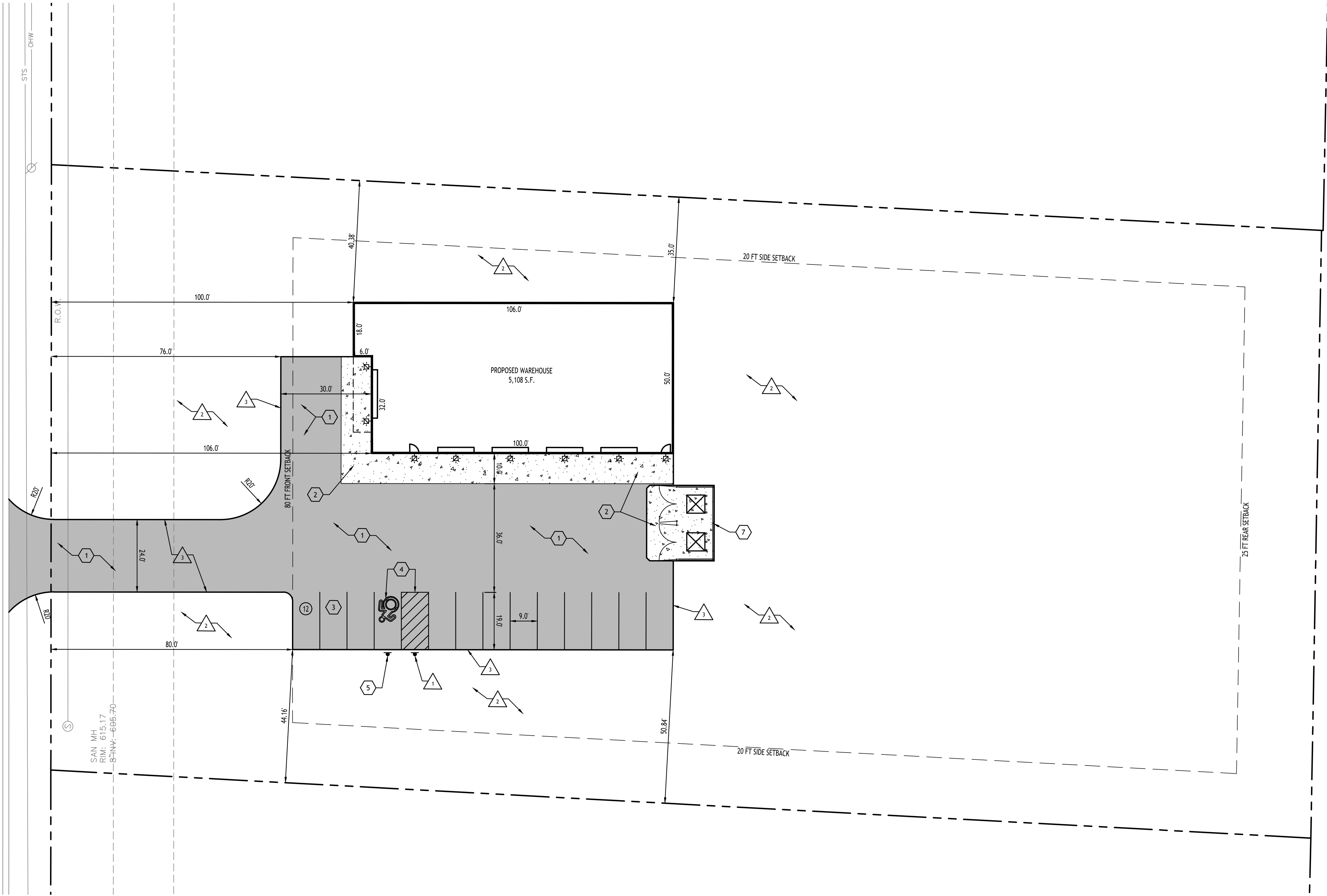


| Site Data | | |
|--|----------|------------|
| SITE AREA = 1.93 AC ZONED: I - INDUSTRIAL BUSINESS PARK BUILDING: 5,108 S.F. WAREHOUSE | | |
| SETBACKS - BUILDING | REQUIRED | PROVIDED |
| FRONT | 80 FT | 100 FT |
| SIDE | 20 FT | 35 FT MIN. |
| REAR | 25 FT | > 25 FT |
| PARKING | | |
| # OF SPACES - SEE CALCULATION BELOW | 13 | 13 |
| PARKING SPACE SIZE | 9' x 19' | 9' x 19' |
| MIN. LOT SIZE | 1.0 AC. | 1.93 AC. |
| MIN. LOT WIDTH | 1.0 AC. | 1.93 AC. |
| MIN. LOT DEPTH | 1.0 AC. | 1.93 AC. |
| MAX. BUILDING HEIGHT | 1.0 AC. | 1.93 AC. |

PARKING CALCULATION:

INDUSTRIAL:
REQ'D = 1 SPACE PER 400 S.F.

5,108 S.F. / 400 = 13 SPACES REQ'D



Site Plan
SCALE: 1"=30'

| DETAIL LEGEND | SEE SITE DETAIL SHEET |
|-----------------------------------|-----------------------|
| 1 STANDARD DUTY ASPHALT | |
| 2 EXTERIOR CONCRETE SLAB ON GRADE | |
| 3 90° PARKING STALL | |
| 4 HANDICAPPED PAVEMENT MARKINGS | |
| 5 HANDICAPPED PARKING SIGN | |
| 6 DUMPSTER ENCLOSURE | |

| NOTE LEGEND | |
|---|--|
| 1 INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C | |
| 2 LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED | |
| 3 EDGE OF PAVEMENT | |

GENERAL NOTES:

- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
- SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
- WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
- CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
- CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
- ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE, INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.

NOTES:

- ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL & SEED.
- ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
- CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
- BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

SITE LEGEND

| | |
|---|-----------|
| PROPERTY LINE | - - - - - |
| PROPOSED SIDEWALK / CONCRETE PAD | [Pattern] |
| NUMBER OF PARKING SPACES | (27) |
| PROPOSED SIGN | [Symbol] |
| PROPOSED STANDARD DUTY ASPHALT PAVEMENT | [Pattern] |
| PROPOSED LIGHT POLE | [Symbol] |
| PROPOSED WALL MOUNTED LIGHT | [Symbol] |

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Site Plan
Concept

Date: 11/5/24
Drawn By: A. Pandolfo
Scale: As Noted

DRAWING NO.

C-100

Project No: 24-4137

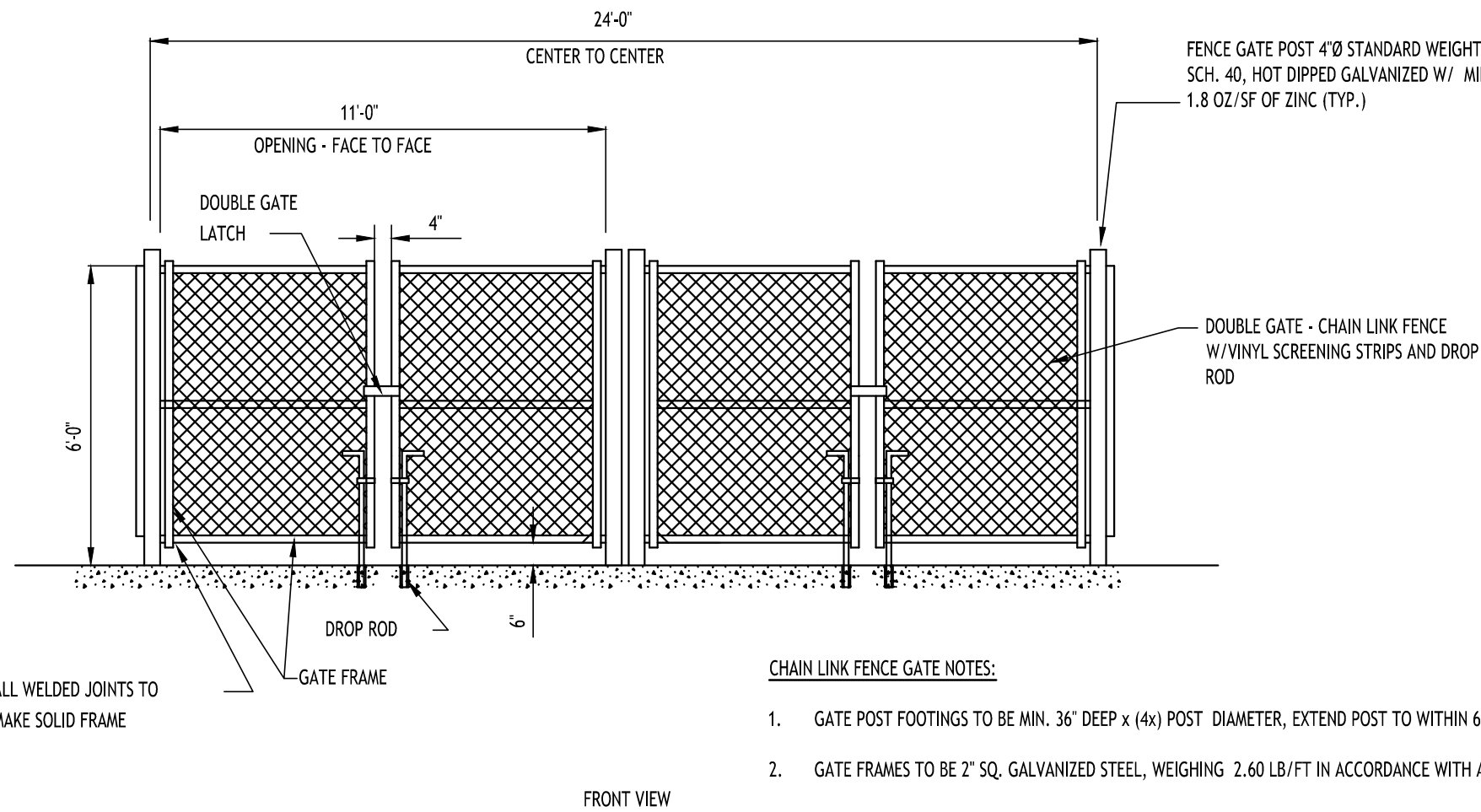
Proposed Warehouse

James Ryan Parkway (Sub. Lot 8)
Clarence, New York

CARMINAWOOD
DESIGN

Buffalo | Utica | Greensboro

© CARMINA WOOD DESIGN



- CHAIN LINK FENCE GATE NOTES:**
1. GATE POST FOOTINGS TO BE MIN. 36" DEEP x (4x4) POST DIAMETER, EXTEND POST TO WITHIN 6" OF BOTTOM.
 2. GATE FRAMES TO BE 2" SQ. GALVANIZED STEEL, WEIGHING 2.60 LB/LFT IN ACCORDANCE WITH ASTM F 900.
 3. CHAIN LINK FENCE FABRIC SHALL BE 2" MESH, 9 GAUGE, ZINC COATED STEEL CORE WIRE. INSTALL MESH WITH HOOK BOLTS AND TENSION BARS ON ALL 4 SIDES, ATTACH AT 15" MAX.
 4. DOUBLE GATE LATCH TO BE FORKED TYPE CAPABLE OF RETAINING GATE IN CLOSED POSITION AND HAVE PROVISION FOR PAD LOCK. LATCH SHALL BE OPERABLE FROM EITHER SIDE OF GATE.
 5. ALL HARDWARE TO BE HOT DIPPED GALVANIZED STEEL TO SUIT GATE SIZE.



HANDICAP PARKING SIGNS - 5



CARMIN+WOOD
DESIGN

Buffalo | Utica | Greensboro

Proposed Warehouse

| REVISIONS: | No. | Description | Date |
|------------|-----|-------------|------|
|------------|-----|-------------|------|

PRELIMINARY
NOT FOR CONSTRUCTION

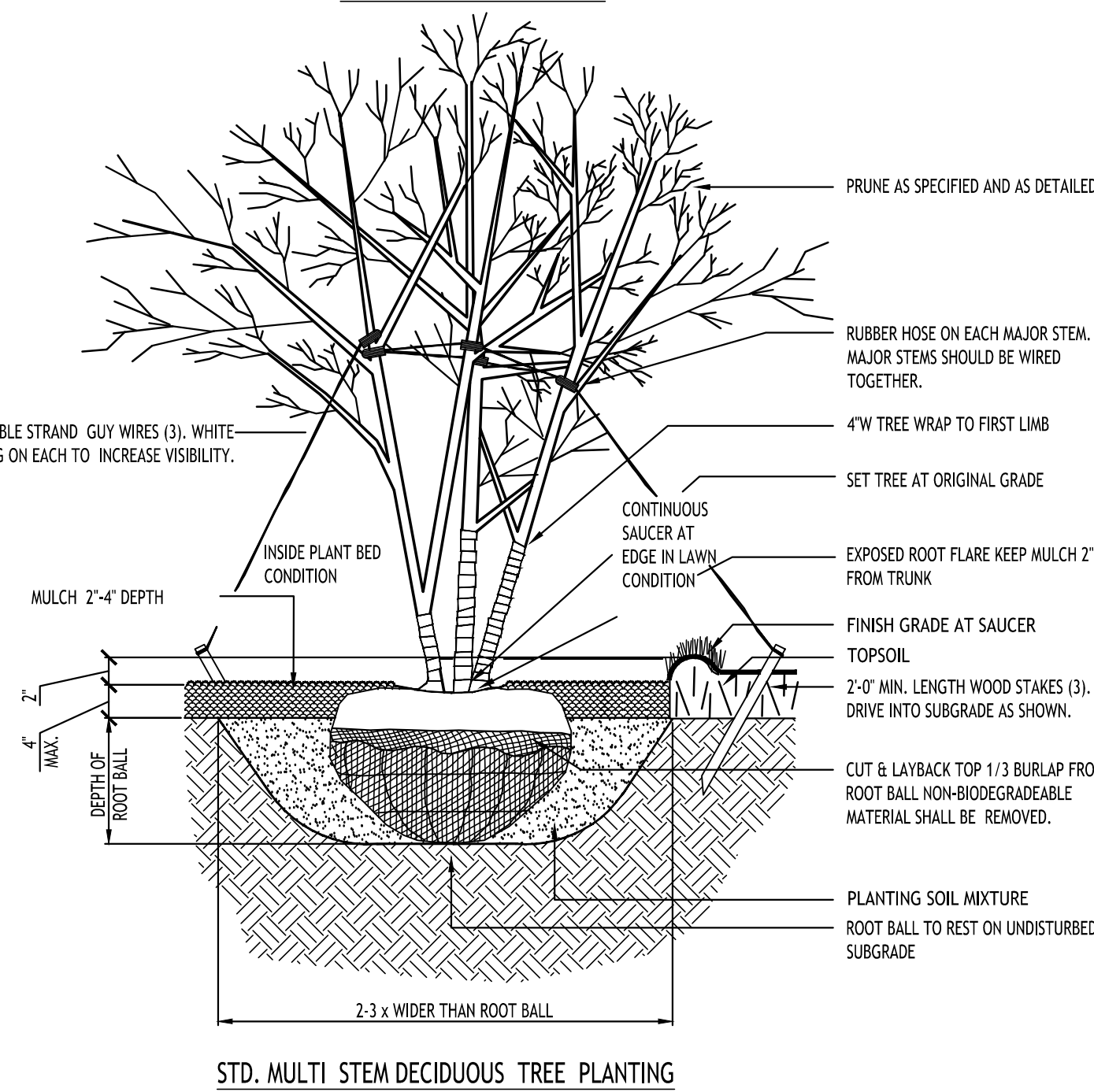
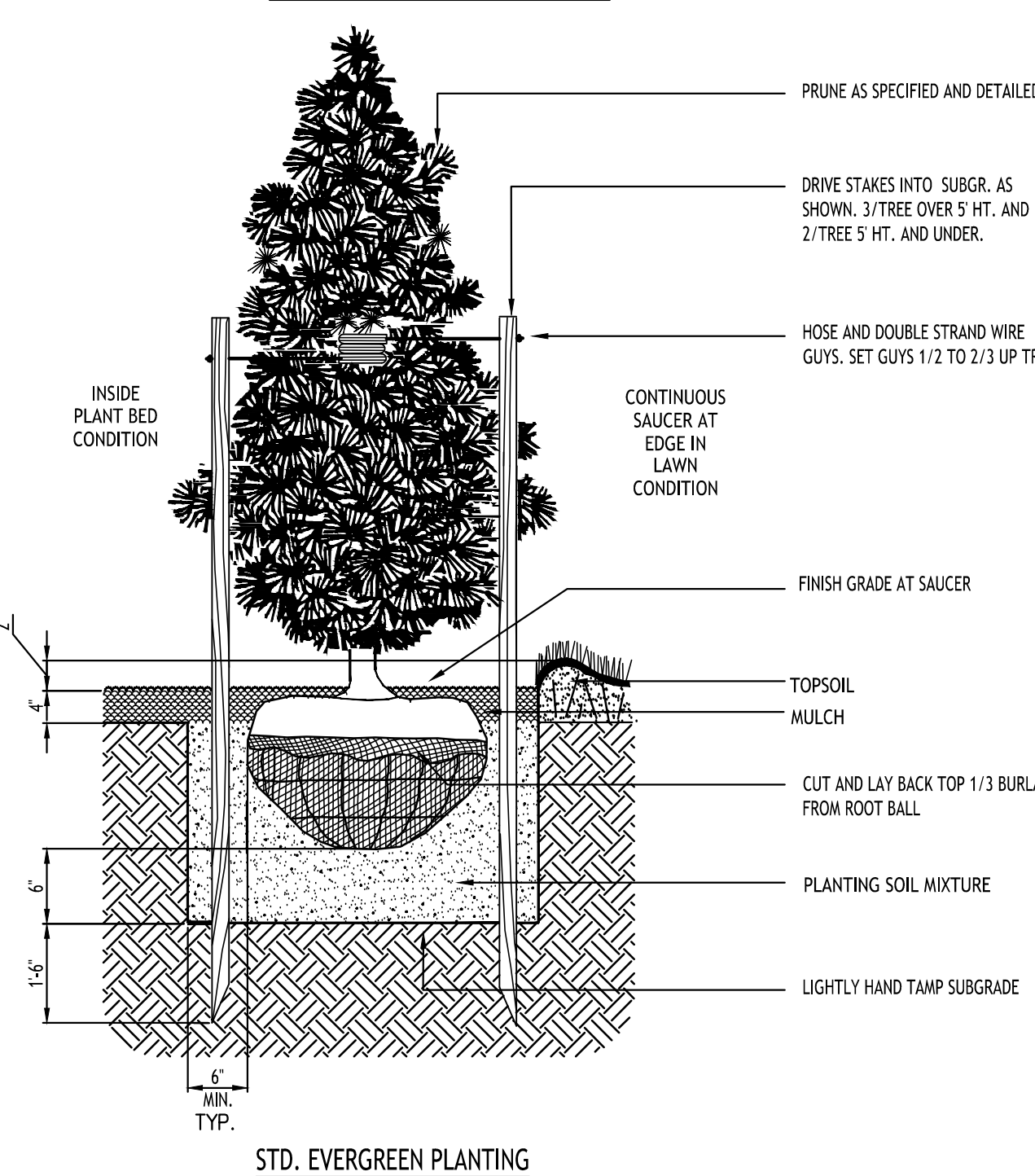
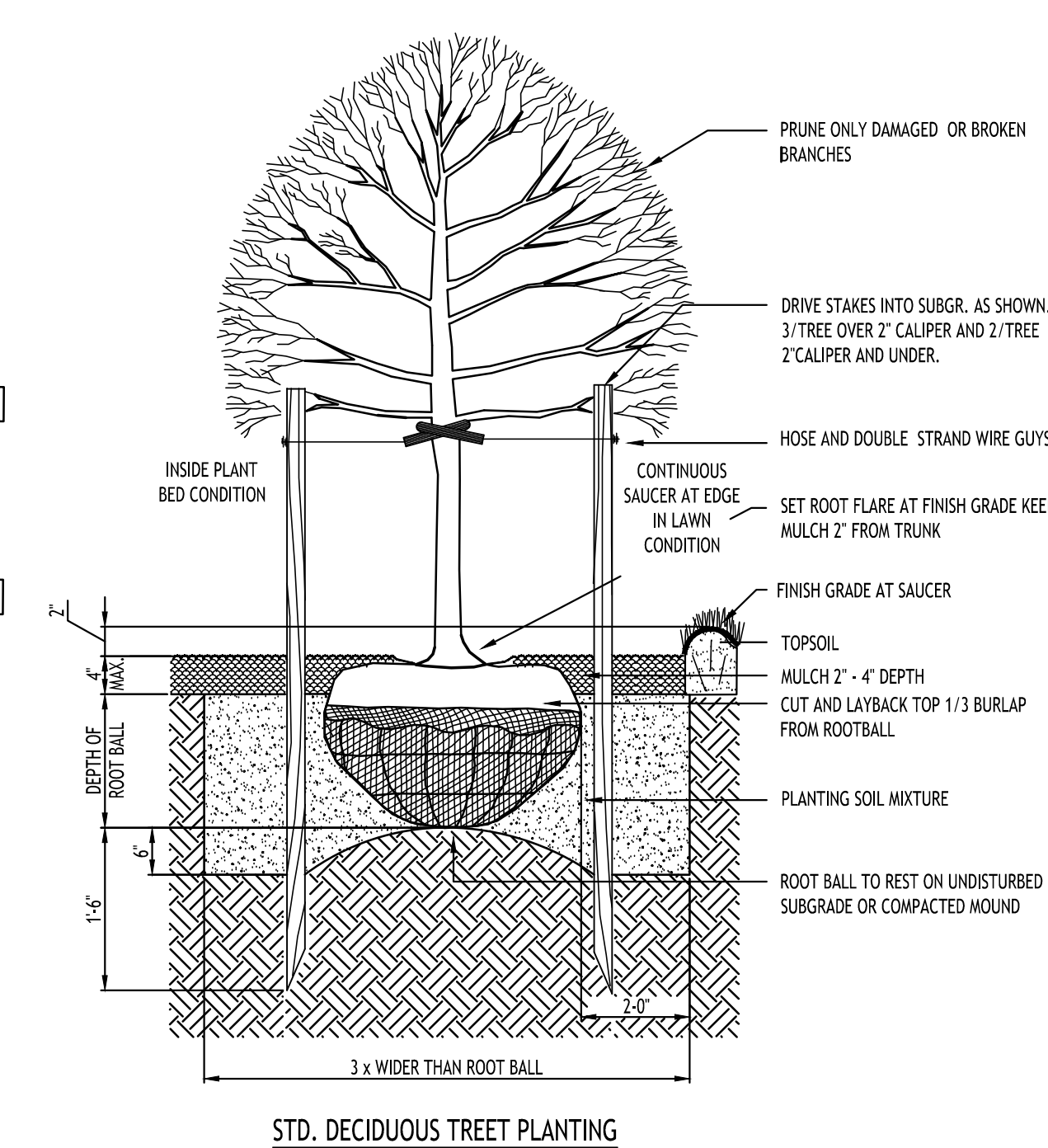
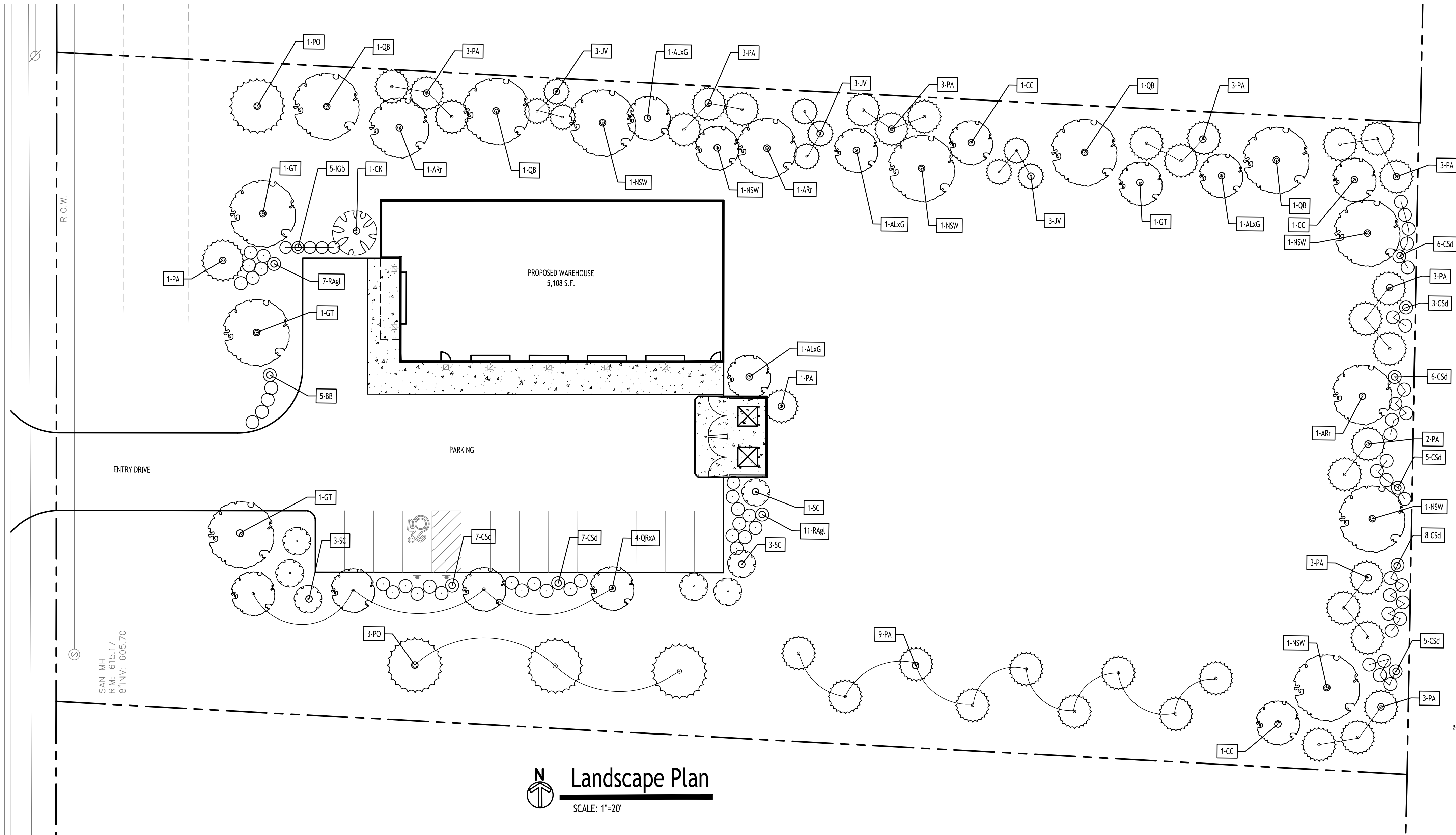
DRAWING NAME:
Site Details

Date: 11/5/24
Drawn By: A. Pandolfi
Scale: As Noted

DRAWING NO.

C-101

Project No: 24-4137



NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS.
CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



| PLANT FINISH - SCHEDULE - JAMES RYAN PARKWAY | | | | | |
|---|------|---|---------------------------------------|------------------|-------------------------|
| KEY | QTY. | BOTANICAL NAME | COMMON NAME | MIN. SIZE | REMARKS |
| D E C I D U O U S T R E E S | | | | | |
| GT | 3 | Gelditsia triacanthos 'Skycole' | Honey locust - Skyline | 2 1/2" - 3" CAL. | B&B, HT. 45', W 25' |
| NSW | 5 | Nyssa sylvatica 'Wildfire' | Tupelo 'Wild Fire' | 2 1/2" - 3" CAL. | B&B, HT. 50', W 35' |
| QB | 4 | Quercus bicolor | Swamp White Oak | 2 1/2" - 3" CAL. | B&B, HT. 50', W 35' |
| ARr | 3 | Acer rubrum 'Redpointe' | Redpointe Maple | 2 1/2" - 3" CAL. | B&B, HT. 45', W 30' |
| S M A L L / O R N A M E N T A L T R E E S | | | | | |
| CC | 4 | Cercis canadensis | Redbud | 1 1/2" - 2" CAL. | B&B, HT. 20', W15' |
| QRxA | 4 | Quercus robur x alba | Crimson Spire Oak | 1 1/2" - 2" CAL. | B&B, HT. 40', W15' |
| CK | 1 | Cornus kousa | Kousa Dogwood | Multi-stem | B&B, HT. 20' W 20' |
| ALxG | 5 | Amelanchier x grandifolia | Autumn Brilliance Serviceberry | 6-8' Tall Min. | B&B, HT. 15' W 10' |
| E V E R G R E E N T R E E S & S H R U B S | | | | | |
| PA | 37 | Picea abies | Norway spruce 'Hillside Upright' | 6-8' Tall Min. | B&B, HT. 18', W 8' |
| PO | 3 | Picea omorika | Serbian Spruce | 6-8' Tall Min. | B&B, HT. 60', W 20' |
| JV | 9 | Juniperus virginiana 'Emerald Sentinel' | Northern Red Cedar - Emerals Sentinel | 6-8' Tall Min. | B&B, HT. 12', W 6' |
| S H R U B S | | | | | |
| CSd | 47 | Cornus sericea | Red Twig Dogwood | 36" Tall min. | B&B, HT. 3-5', W 5' |
| Igb | 5 | Ilex glabra 'compacta' | Compact Inkberry Holly | 36" Tall min. | B&B, HT. 4', W 3' |
| RAGl | 17 | Rhus aromatica 'Gro-low' | Fragrant Sumac | 36" Tall min. | B&B, HT. 3', W 7' |
| SC | 7 | Sambucus canadensis | Eldeberry | 36" Tall min. | B&B, HT. 10', W 8' |
| O R N A M E N T A L G R A S S E S & G R O U N D C O V E R | | | | | |
| BB | 5 | Andropogon gerardii | Big Blue Stem andropogon | 36" Tall min. | Cont.no.3, HT. 4', W 3' |

- LANDSCAPE NOTES:

1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANS Z60.1
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF, THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.
3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD TAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUALLY INSTALLING. THE PLANTING MATERIAL LOCATIONS SHOWN ON THE PLANS ARE TO CONVEY THE DESIRED INTENT ONLY, ACTUAL LOCATIONS WILL BE FINALIZED BY THE OWNERS FIELD REPRESENTATIVE AT THE TIME OF INSTALLATION.
4. THE CONTRACTOR IS HEREBY NOTIFIED THAT IF UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PLANTINGS, ALL PROPOSED PLANTINGS SHALL BE 5' FROM ANY UNDERGROUND UTILITY, CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.
5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.
6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL, 1 PART PEAT MOSS, 1/2 PART MILORGANITE.
7. STAKE TREES IMMEDIATELY FOLLOWING INSTALLATION.
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDED HARDWOOD BARK MULCH WITH "GREEN".
9. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDDED.

10. THE AREAS ON THE PLAN TO BE SEEDS SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.
11. ALL SEED AREAS SHALL BE HYDROSEEDING IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING, SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.

- PLANTING NOTES:**

1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING MATERIAL DEPTH OF THREE (3) FEET AND BE FREE FROM LONG FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE "GREEN" HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDED HARDWOOD BARK MULCH.
3. ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED Mixture OF 50% PEAT MOSS & 50% SCREENED TOPSOIL. SEASONAL FLOWER BEDS SHALL RECEIVE "GREEN" HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.

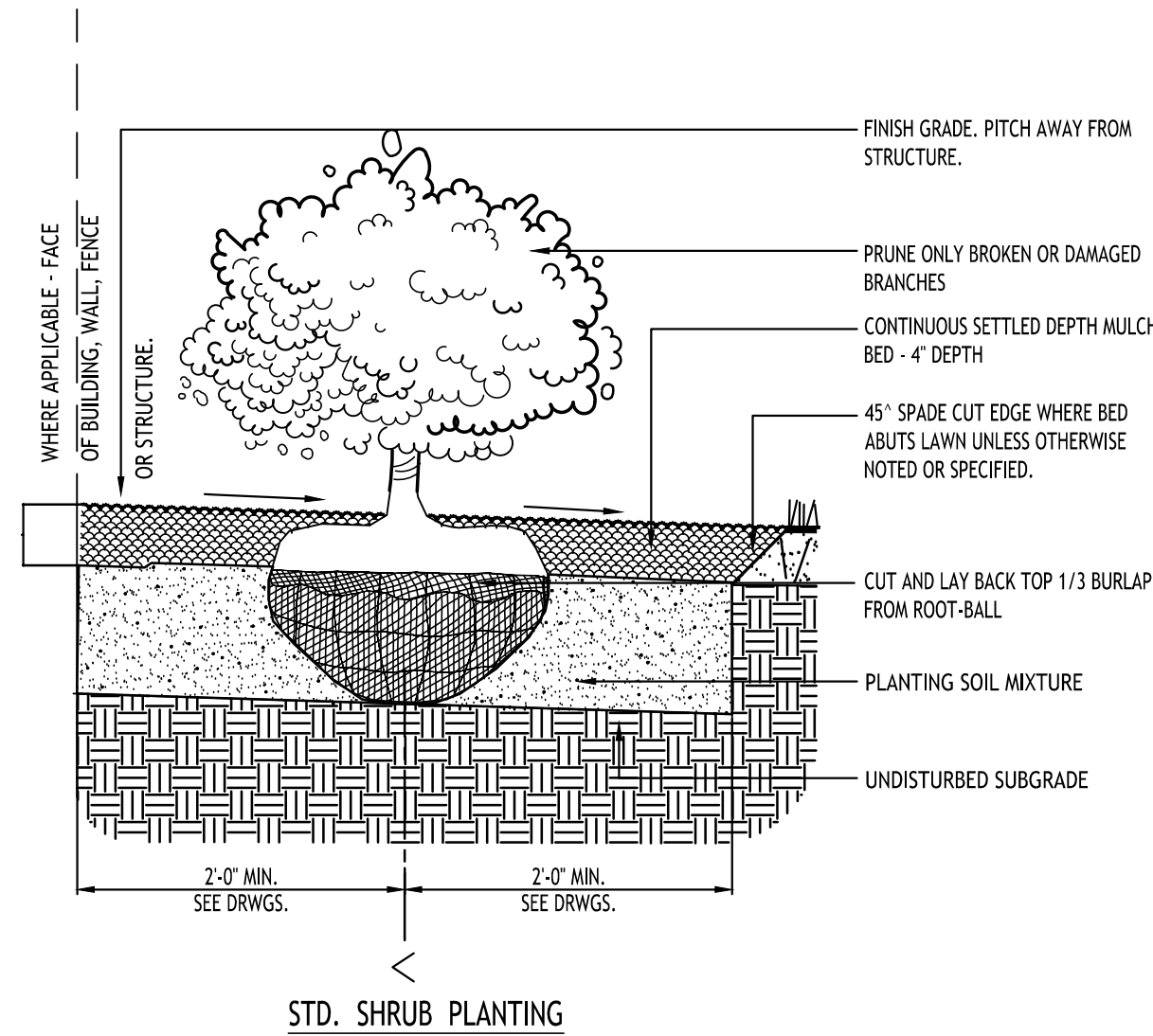
- LEGEND

- ### DECIDUOUS TREES

- EVERGREEN TREE/SHRUB

- BUSH/ORNAMENTAL GRASS

- PERENNIAL



STD. SHRUB PLANTING

**CARMIN+WOOD
DESIGN**

Buffalo | Utica | Greensboro

Proposed Warehouse

James Ryan Parkway (Sub. Lot 8)
Clarence, New York

| REVISIONS: | |
|------------|---------------------|
| No. | Description Date |

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Landscape Plan Details/Schedule

Date:

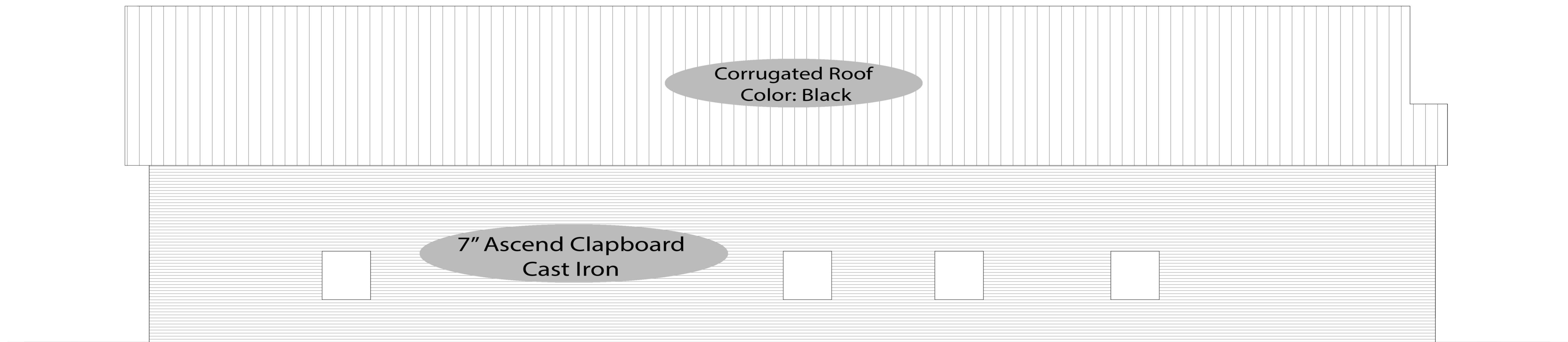
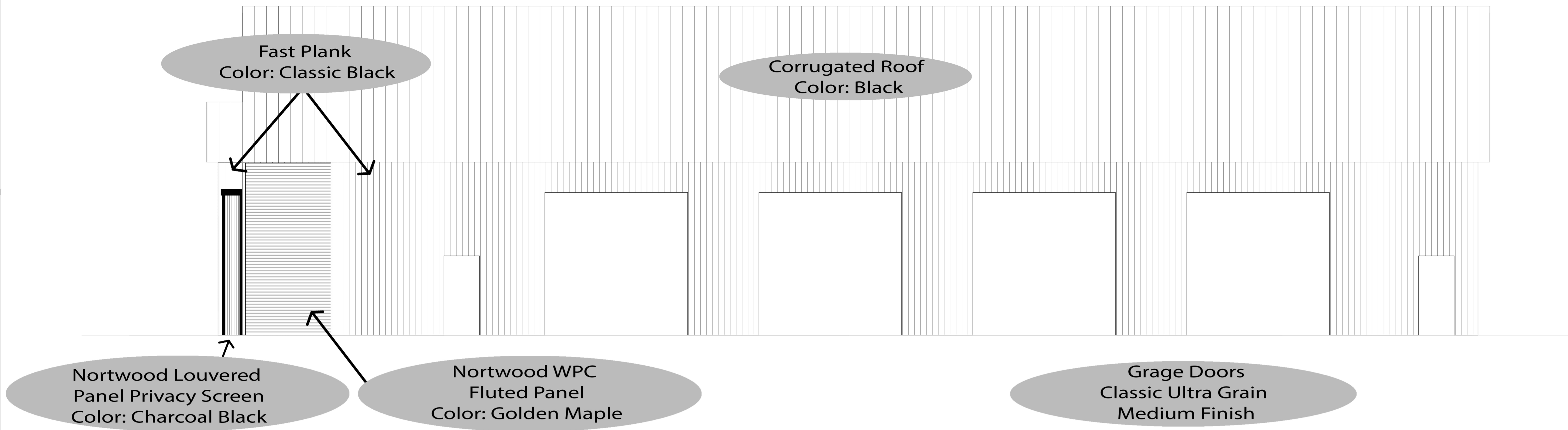
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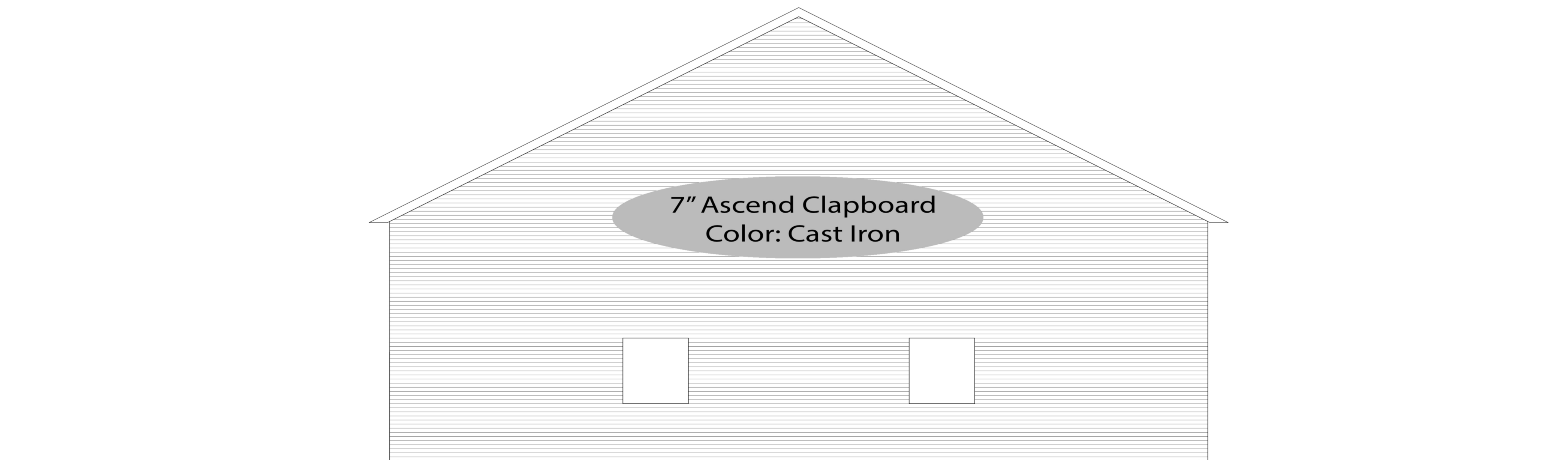
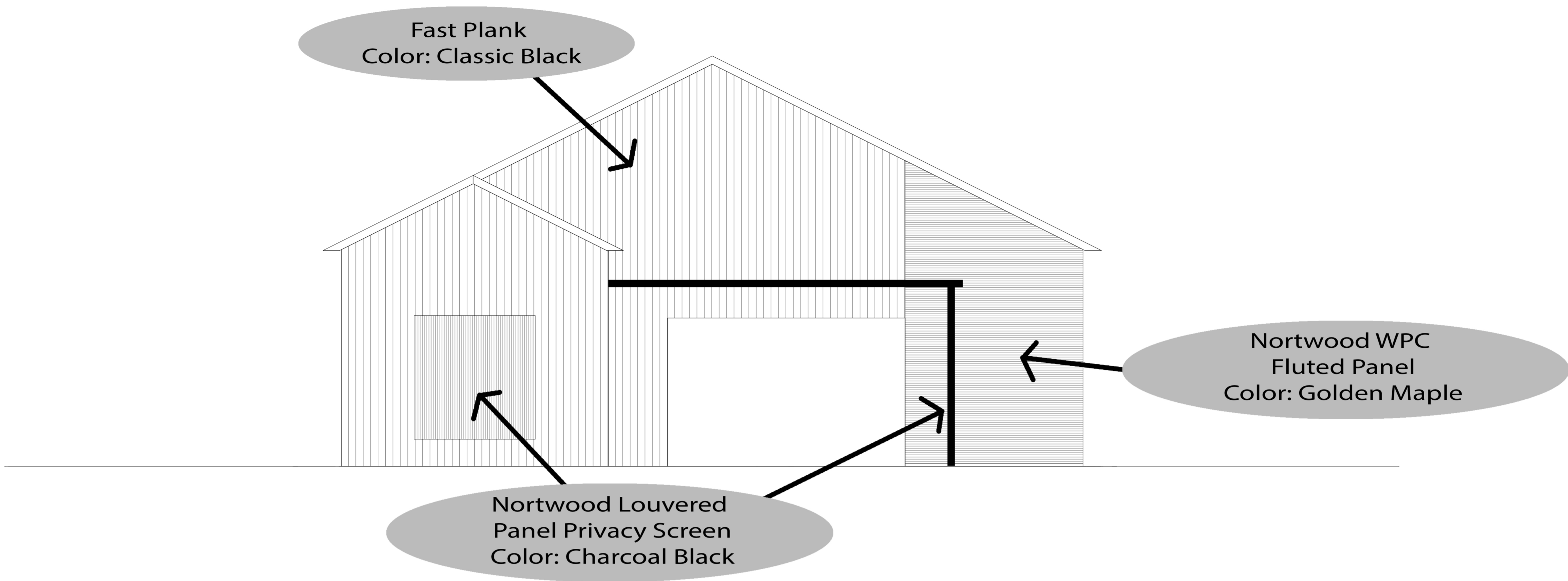
Scale:

DRAWING NO.

L-100

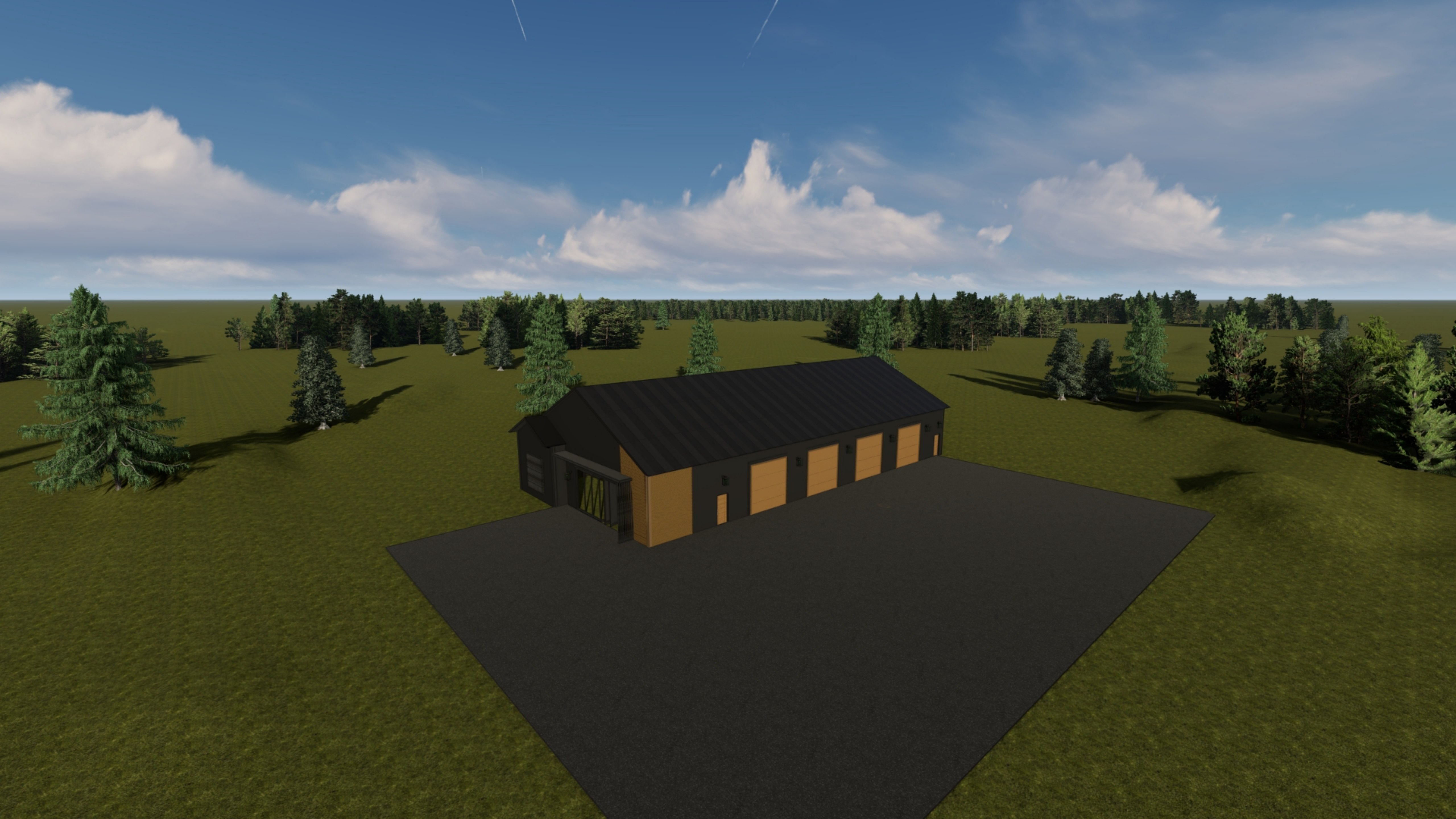
Project No: 24-4137











Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

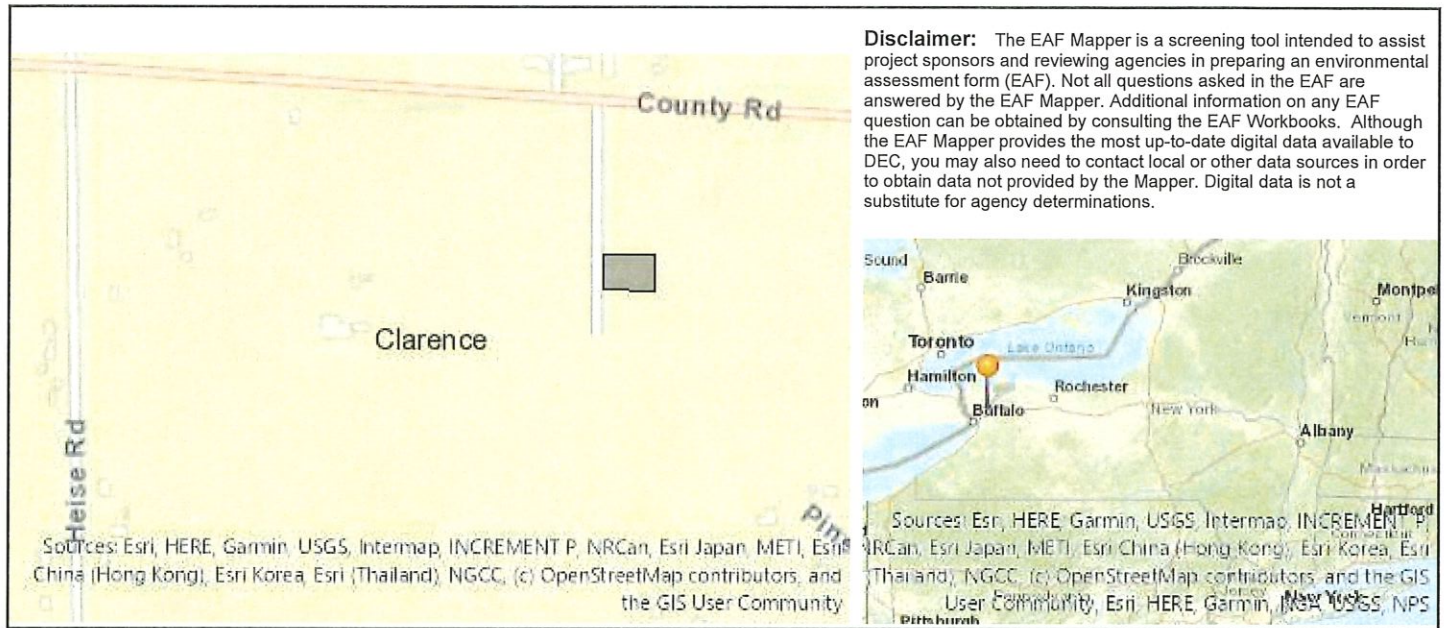
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| | | | | | | | |
|--|--------------------------|------------------------------------|---|----|-----|-------------------------------------|--------------------------|
| Part 1 – Project and Sponsor Information | | | | | | | |
| Multiple Car Storage Garage, Capretto Management, LLC (DBA Forbes Capretto Homes) | | | | | | | |
| Name of Action or Project: Car Storage Garage | | | | | | | |
| Project Location (describe, and attach a location map): Climato Family Business Park, James Ryan Parkway, Sublot 8 | | | | | | | |
| Brief Description of Proposed Action: The applicant proposes construction and operation of a 5,108 sq. ft. steel-frame warehouse to be used as a car storage garage and accessed via private driveway from James Ryan Parkway. | | | | | | | |
| Name of Applicant or Sponsor: Jeffery D. Palumbo, Esq., Sponsor | | Telephone: (716) 320-3150 | | | | | |
| | | E-Mail: jpalumbo@blockandlongo.com | | | | | |
| Address: 9276 Main Street, Suite 3. , NY 14031 | | | | | | | |
| City/PO: Clarence | | State: NY | Zip Code: 14031 | | | | |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| NO | YES | | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | | | |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| NO | YES | | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | | | |
| 3. a. Total acreage of the site of the proposed action? | | 1.94 acres | | | | | |
| b. Total acreage to be physically disturbed? | | 1.5 +/- acres | | | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 1.94 acres | | | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | | | | | |
| 5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Vacant <input type="checkbox"/> Parkland | | | | | | | |

| | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, | NO | YES | N/A |
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | NO | YES | |
| If Yes, identify: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| b. Are public transportation services available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | NO | YES | |
| If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | NO | YES | |
| If No, describe method for providing potable water: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | |

| | | |
|---|---|--|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Harrier, Upland Sa... | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| This section was auto-filled by the state EAF mapper utility and cannot be modified. The NYSDEC has cleared the site and found no threatened or endangered species present. See June 17, 2024 NYSDEC letter. | | |
| 16. Is the project site located in the 100-year flood plan? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Yes, will tie into the existing system on James Ryan Parkway which discharges to the existing storm water management system along County Road. | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| <p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Jeffery D. Palumbo, Esq., Sponsor</u> Date: <u>11/15/24</u></p> <p>Signature:  Title: <u>Sponsor and Attorney for Applicant</u></p> | | |



| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No |
| Part 1 / Question 12b [Archeological Sites] | Yes |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | No |
| Part 1 / Question 15 [Threatened or Endangered Animal] | Yes |
| Part 1 / Question 15 [Threatened or Endangered Animal - Name] | Northern Harrier, Upland Sandpiper, Short-eared Owl |
| Part 1 / Question 16 [100 Year Flood Plain] | No |
| Part 1 / Question 20 [Remediation Site] | No |

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

| | No, or small impact may occur | Moderate to large impact may occur |
|--|---|--|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | | |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | | |
| 3. Will the proposed action impair the character or quality of the existing community? | | |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | | |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | | |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | | |
| 7. Will the proposed action impact existing: a. public / private water supplies? | | |
| b. public / private wastewater treatment utilities? | | |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | | |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | | |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | | |
| 11. Will the proposed action create a hazard to environmental resources or human health? | | |

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

EAF Part 3b Reasons Supporting this Determination:

James Ryan Parkway (Lot 8) - SBL: 44.00-1-55

Capretto Management – Personal Warehouse

05-07-2025

The proposed Minor Subdivision of Land allows for the creation of (1) one new vacant frontage lot from the existing parent parcel of SBL: 44.00-1-55 (the “Project Site”), which is along James Ryan Parkway and County Road in the Town of Clarence. The newly created lot and the parent parcel will all contain the minimum required frontage and acreage to conform to the underlying zoning classification.

The “Project Site” is located at James Ryan Parkway (SBL: 44.00-1-55), and is marked as Lot 8 on the previously approved Industrial Business Park. The Project Site consists of +/- 1.94 acres of land and is zoned as Industrial Business Park Zone (“I”) pursuant to the Town of Clarence Zoning Map. The “Proposed Project” involves the construction of a personal warehouse of approximately 5,100 sq.ft. and associated facilities with a single access proposed to James Ryan Parkway.

After a thorough review with involved and interested agencies, it has been determined that the Proposed Project will not have any potentially significant adverse impacts to the environment. Pursuant to §229-76 of the Town of Clarence Zoning Code, warehousing and personal storage are permitted uses in the underlying zoning classification. The Proposed Project is not in sharp contrast to nearby land use patterns, which include industrial warehousing and agricultural operations. Clarence 2030, the Town’s Comprehensive Plan, encourages the development of complementary industrial uses in the Town of Clarence. The variety of building materials for the Proposed Project, which include fast plank, northwood louvered, and ascend clapboard, are keeping with the recommended design standards for the Town’s Comprehensive Plan. The Proposed Project is in keeping with the recommended land use, design guidelines, and site layout for the area.

A Stormwater Pollution Prevention Plan (“SWPPP”) prepared by a licensed engineering firm will be required as the Proposed Project results in disturbance of more than one acre of land. The SWPPP will need to be reviewed and approved by the Town Engineering Department prior to site disturbance. The Proposed Project will result in physical disturbance and vegetation removal; however, this potential impact represents a small impact since construction activities will need to comply with required applicable erosion and sediment control measures. Such erosion and sediment control measures will be specified in the engineered plans to be prepared by a licensed engineering firm. The proposed erosion control measures will be reviewed by the Town Engineering Department during the Development Plan Application review process. The Project Site disturbance is considered minimal due to the absence of documented environmentally sensitive features that otherwise could be negatively impacted.

The Project Site is not located within or adjacent to a Critical Environmental Area (“CEA”) and does not include a known source of regulated hazardous materials detrimental to human health or environmental resources. There are no unique or unusual land forms documented at this project site. Any proposals for deep excavations are subject to a hydrogeologic/geotechnical evaluation report as required by the Town of Clarence Engineering Department. Such report shall include, but not be limited to, analysis

of the deep soils, soil stability, proximity to existing structures, basin constructability, groundwater, dewatering operations, and ability to hold water. The management of stormwater will result in minimal surface water bodies being constructed in the form of stormwater management areas. The stormwater management areas are designed to collect, discharge and improve the quality of surface water. These features will be designed and installed per Federal, State and Local standards. There will be minimal additional groundwater introduced as a result of this Proposed Project. A portion of the post developed site stormwater will be collected, managed and disbursed on-site for eventual percolation into the groundwater system, through stormwater detention areas, as designed and permitted to meet Federal, State and Local standards. Additionally, the Project Site is not located within the 100-year flood plan.

The Project Site contains or is adjacent to regulated wetlands subject to the jurisdictional control of the New York State Department of Environmental Conservation (“NYS DEC”) and the United States Army Corps of Engineers (“USACE”). The Proposed Project would not physically alter or encroach into any wetland. In a letter dated March 17, 2025 from Lisa M. Czechowicz of the NYS DEC, it was stated that most activities that involve disturbance within a wetland or its 100-foot adjacent area require an Environmental Conservation Law (ECL) Article 24, Freshwater Wetlands permit from the NYS DEC. Additionally, it was stated that to determine whether the property contains regulated freshwater wetlands, the Project Sponsor must submit a request for a Parcel Jurisdictional Determination (“Parcel JD”). The Project Sponsor shall obtain all necessary permits from the NYS DEC prior to disturbance on the Project Site.

The aforementioned letter from Lisa M. Czechowicz mentioned a possible impact to a potentially occupied habitat of an endangered species of animal. A Habitat Assessment Survey for the Project Site dated April 30, 2024 was prepared. After reviewing the Habitat Assessment Survey and conducting on-site investigation, Michelle R. Woznick issued a letter dated June 17, 2024 stating that the Project Site does not include suitable habitat for the considered endangered species. The aforementioned determination is valid until June 17, 2025. In the letter from Lisa M. Czechowicz dated March 17, 2025, it was stated that the NYSDEC has documented the Short-Eared Owl and Northern Harrier using the fields for winter foraging in 2025. To minimize potential impacts to any winter foraging Short-Eared Owls and/or Northern Harriers at this location, NYS DEC requests that construction activities do not occur during the wintering raptor window of November 1 to March 31. If project activities must occur at this location during these dates, then work shall be completed outside of peak foraging hours. This means project activities should end at least 1 hour prior to sunset during the wintering raptor window. The Proposed Project is not likely to result in the take of a NYS-listed threatened or endangered species; however, if any of the endangered species are observed during the Proposed Project construction activities, the NYS DEC Bureau of Wildlife should be contacted immediately.

Per the letter from Daniel Mackay of the New York State Parks, Recreation and Historic Preservation Office (“SHPO”) dated March 17, 2025, no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project. The Proposed Project will not result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

Per the letter dated March 17, 2025 from Joseph Lancellotti of the Town of Clarence Engineering Department, the Project Sponsor must address the following comments during the Development Plan review phase of the Proposed Project:

1. Provide a boundary and topographic survey which has been stamped and signed by a licensed NYS PLS.
2. Provide an Engineer's Report with sanitary, storm pipe and fire flow calculations included within.
3. Erie County DSM approval is required for the proposed sanitary work.
4. Provide a drainage solution along the northern property line to prevent drainage to the adjacent parcel.

Any and all new water service must be approved by the ECWA. The Project Sponsor shall obtain all appropriate permits and approvals from the ECWA for connection to existing water supply. The industrial business park in which the Project Site is located was approved by the Town of Clarence as an out-of-district customer to Clarence Town Sewer District No. 2. The proposed sanitary sewer connection shall require review and approval by the Erie County Department of Sewerage Management ("DSM"). The Project Sponsor shall coordinate with the Town of Clarence and the DSM, as required during the Development Plan Review, to ensure that the sewer infrastructure for the Proposed Project is designed and installed in accordance with applicable Ten States Standards and Erie County Sewer District Rules and Regulations and Design Requirements.

The Project Sponsor shall obtain all appropriate permits from the Town of Clarence Highway Department and Erie County Department of Public Works for any proposed curb cut modifications to James Ryan Parkway. Using the NYS SEQRA EAF Workbook as a guiding document, the Proposed Project will not result in a significant increase in traffic. The Proposed Project will cause an increase in the use of energy; however, the overall use of power will not exceed the amount of power currently available at the site. Additionally, the Proposed Project shall be designed to meet energy compliance standards through the installation of energy efficient facilities and features having minimal impact on the environment. As part of the Development Plan review, all proposed lighting shall be dark sky compliant and shielded to ensure no light pollution or spillage will occur off site. A Landscape Plan prepared by a Registered Landscape Architect will need to be reviewed and approved by the Town Landscape Review Committee for the purpose of introducing native and beneficial vegetation to the Project Site. The preservation of existing vegetation located on the western portion of the Project Site will limit the amount of vegetation disturbance to the Project Site.